

PLANNING COMMISSION DRAFT
SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS FOR CANNABIS USES

				Agricultural			Resources		Rural Residential		Urban Residential				Commercial						Special		Industrial					Public
LAND USE	MAXIMUM CULTIVATION AREA (square feet)	MINIMUM PARCEL SIZE	STATE LICENSE TYPE	Land Intensive Ag	Land Extensive Ag	Diverse Ag	Resources and Rural Development	Timber Preserve	Ag and Residential	Rural Residential	Low Density Single Family	Medium Density Multi-family	High Density Multi-family	Planned Community/PC	Comm Office	Neighborhood Commercial	Retail Bus and Services	General Commercial	Limited Commercial	Commercial Rural	Ag Services	Recreation and Visitor Serving	Industrial Park	Limited Urban Industrial	Heavy Industrial	Limited Rural Industrial	Public Facilities	
				LIA ¹	LEA ¹	DA ¹	RRD ¹	TP	AR ¹	RR	R1	R2	R3	PC	CO	C1	C2	C3	LC	CR	AS	K	MP	M1	M2	M3	PF	
MEDICAL CANNABIS USES																												
Nursery	per use permit																											
Wholesale (outdoor)			4	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Wholesale (indoor/greenhouse)			4	CUP ²	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	
Outdoor Cultivation																												
Personal	6 plants/100sf	None	exempt	P	P	P	P	P	P	P	P	--	--	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cottage	25 plants	2 ac	1C	ZP	ZP	ZP	MUP	—	MUP	MUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Specialty Outdoor	5,000 sq. ft. or 50 plants	3 ac	1	CUP	ZP	ZP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Small Outdoor	5,001 - 10,000	5 ac	2	CUP	ZP	ZP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Medium Outdoor	10,001 - 43,560	10 ac	3	CUP	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Indoor Cultivation																												
Personal	6 plants/100sf	None	exempt	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cottage	500	None ³	1C	ZP ²	ZP	ZP	MUP	—	MUP/2 ac	MUP/2 ac	—	—	—	—	—	—	—	—	—	—	—	—	ZP	ZP	ZP	ZP	—	
Specialty Indoor	501 - 5,000	None	1A	CUP ²	CUP ²	CUP/2 ac ²	CUP ²	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	MUP	MUP	MUP	MUP	—	
Small Indoor	5,001 - 10,000	None	2A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	
Medium Indoor	10,001 - 22,000	None	3A	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	
Mixed Light / Greenhouse Cultivation																												
Personal	6 plants/100sf	None	exempt	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Cottage	2,500	2 ac	1C	ZP ²	ZP	ZP	MUP	—	MUP	MUP	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	—	
Specialty Mixed Light	2,501 - 5,000	3 ac	1B	CUP ²	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	—	
Small Mixed Light	5,001 - 10,000	5 ac	2B	CUP ²	CUP	CUP	CUP	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	—	
Medium Mixed Light	10,001 - 22,000	10 ac	3B	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	—	
Testing/Laboratories			8	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	—	—	CUP	CUP	CUP	CUP	—	
Manufacturing																												
Level 1 - nonvolatile solvents			6	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	CUP	—	
Level 2 - volatile solvents			7	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	
Dispensary/Retail Sales																												
Storefront and Delivery	per use permit		10	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	—	—	—	—	—	—	—	—	
Dispensary, max 3 retail sites	per use permit		10A	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	—	CUP	—	—	—	—	—	—	—	—	
Distributor	per use permit		11	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	—	—	
Transporter	per use permit		12	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	—	CUP	CUP	CUP	—	—	

TYPE OF PERMIT REQUIRED	
P	Permitted Use - Ministerial; CEQA exempt; Building Permit only (with clearances and subject to standards)
ZP	Permitted Use if standards met- CEQA exempt; Zoning Permit and Building Permit only
MUP	Minor Use Permit or Hearing Waiver; CEQA applies unless Cat Exempt; can add conditions
CUP	Use Permit - noticed hearing before Planning Commission; CEQA; can add conditions
—	Use not allowed.

1 Commercial Medical Cannabis Uses on properties with a Land Conservation (Williamson Act) Act Contract are subject to Uniform Rules for Agricultural Preserves.
2 Within existing legally established structures built prior to January 1, 2016
3 2 acre minimum lot size in the DA, AR, or RR zones